



**REGULAR MEETING OF THE
PLANNING AND ZONING COMMISSION**

**WEDNESDAY, SEPTEMBER 8, 2021 AT 5:30 P.M.
CITY HALL TOWN HALL, 118 EAST TYLER AVENUE, HARLINGEN, TX**

This is not a Meeting of the Harlingen Elective Commission; however, a quorum of the City Commission may be present. Other City Board members may also be present.

AGENDA

PLEDGE OF ALLEGIANCE / WELCOME

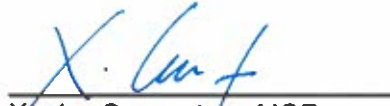
CITIZEN COMMUNICATION

1. Approval of Minutes: Regular Meeting on August 25, 2021
2. Consent Agenda
All items listed below in the consent agenda considered routine or ministerial in nature and will be enacted with one motion. There will be no separate discussion of items unless a Commissioner or citizen so requests; in which case the item(s) will be removed from the consent agenda and considered separately.
 - a. Consider and take action to approve the preliminary construction plans and final plat with conditions of the proposed Serenity Estates Subdivision being 9.38 acres of land comprised of two tracts: Tract 1 being 7.77 acres of land out of 3.44 acres of land out of the Carl F. Krieger Tract, Pendleton Subdivision; 1.48 acres out of Block 1, Stuart Place Subdivision Survey 294; a 2.85 acres of land out of Block 1, S.D. and Sally G. Pendleton Subdivision; and Tract 2 being 1.81 acres of land out of 160 ft. canal right-of-way, located on the west side of Dilworth Road south of Garrett Road. Applicant: Moore Land Surveying
3. Request for a Special Use Permit (SUP) to allow an adult business (tattoo studio) in a General Retail ("GR") District located at 1617 E. Harrison Avenue, bearing a legal description of Lot 17, Block 7, Hoskins Subdivision, and Lots 15-16, Block G, East Park Terrace Subdivision. Applicant: Gabriel Vargas
 - a. Public Hearing
 - b. Consider and take action to recommend the special use permit to the City Commission
4. Request to amend the City of Harlingen Code of Ordinances Chapter 111, Article X, Sign Regulations modifying references to political signs and removing all references to on-premise and off-premise signs that are content based and convert to form-based regulation. Applicant: City of Harlingen
 - a. Public Hearing

- b. Consider and take action to recommend the amendment to the City Commission
5. Request to amend the City of Harlingen Code of Ordinances Chapter 111, Article XVIII, Section 111-501, Description and Map of the Downtown District Overlay, by updating the boundaries and map of the district to match the boundary of the Downtown Improvement District and Section 111-509 removing regulations regarding off-premise advertisements. Applicant: City of Harlingen
 - a. Public Hearing
 - b. Consider and take action to recommend the amendment to the City Commission
6. Assistant Planning and Development Director's report by Joel Olivo, Assistant Planning and Development Director.
 - a. Report on status of items considered at the August 28, 2021 P&Z Commission Meeting:
 - i. Request for the voluntary annexation of a 1.47 acres of land consisting of Dilworth Road right-of-way. Applicant: Cameron County
 - ii. Request for the voluntary annexation of the proposed Serenity Estates Subdivision, located on the west side of Dilworth Road south of Garrett Road. Applicant: Graham
 - iii. Request to amend the Thoroughfare Plan by adding the extension of November Lane. Applicant: Moore Land Surveying
 - iv. Request for an SUP to allow a portable building greater than 144 sq. ft. in a R-1 District located at 1701 Dixieland Rd. Applicant: Harlingen CISD
 - v. Request for an SUP to allow a microblading studio at 1209 W. Tyler. Applicant: Ashley Salgado
 - vi. Request for an SUP to allow a tattoo studio at 401 S. 77 Sunshine Strip. Applicant: Tucker Guerrero
 - vii. Request for a variance to exceed the maximum 25 lot requirement of a cul-de-sac for the proposed Palm Valley Heights Subdivision located on the south side of Wilson Rd. west of Stuart Place Rd. Applicant: Tucker Guerrero
7. Planning and Development Director's report by: Xavier Cervantes, AICP Planning and Development Director:
 - i. Variance to the required 120 feet of right-of-way for Dixieland Road on the proposed Bothwell Heights Subdivision. Applicant: Melden and Hunt Engineering
 - ii. Introduce new employees Soledad Nunez and Esteefania Hernandez
8. Closed session pursuant to Section 551.071(2), Tex. Gov't Code, to consult with legal counsel regarding the Planning and Zoning Commission's roles, duties, and responsibilities to the City of Harlingen, in accordance with state and local law.

The City of Harlingen Planning and Zoning Commission reserves the right to convene into Executive Session at any time during the meeting regarding any agenda item in compliance with the Texas Open Meetings Act, Chapter 551 Government Code.

POSTED the 3rd day of September 2021, at 4:00 p.m. and to remain so posted and continuously for at least 72 hours preceding the scheduled time of said meeting.



Xavier Cervantes, AICP
Planning and Development Director